



Tenure

Freehold.

Location

Willenhall is a densely populated suburb located approximately 14 miles north-west of Birmingham city centre and some 3½ miles east of Wolverhampton. The town lies to the north of the A454 some 4 miles west of Junction 10 of the M6 Motorway. The property is situated on the east side of the pedestrianised Stafford Street which runs north from Market Place, in the heart of the town centre where there is a regular market. Occupiers close by include Greggs, Superdrug, Barclays, Cancer Research and Sue Ryder amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation to the rear ground floor and further ancillary and staff accommodation to the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	10.95 m	(35' 11")
Net Frontage	10.65 m	(34' 11")
Shop Depth	21.40 m	(70' 3")
Built Depth	29.85 m	(97' 11")
First Floor	107.30 sq m	(1,155 sq ft)

Tenancy

The entire property is at present let to BOOTS UK LIMITED for a term of 5 years from 6th May 2015 at a current rent of £27,000 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 2,500+.

Website Address: www.boots.com

For the year ended 31st March 2014, Boots UK Limited reported a turnover of £6.340bn, a pre-tax profit of £507m, shareholders' funds of £1.204bn and a net worth of £456m. (Source: riskdisk.com 12.05.2015)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

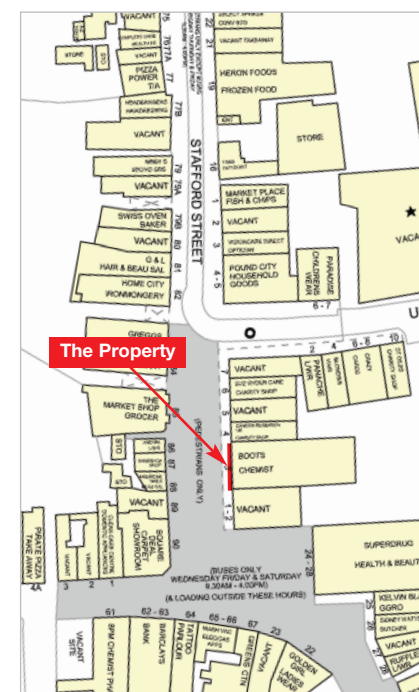
Energy Performance Certificate

For EPC Rating please see website.

Willenhall

3 Stafford Street West Midlands WV13 1TQ

- Freehold Shop Investment
- Let on a new lease to Boots UK Limited until 2020
- Town centre pedestrianised location
- No VAT applicable
- Current Rent Reserved
£27,000 pa



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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